

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18342 - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC.**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Recordation of a reversionary parcel map or administrative joining consolidating the three adjoining parcels adjacent to Vista Drive (APNs 162-06-510-007, -008, and -009) on the site prior to issuance of any building or grading permits.
3. Recordation of a shared parking agreement between the property located at 1253 Arville Street and the resulting parcel created from the remapping of the three adjoining parcels adjacent to Vista Drive to be filed with the City Attorney's Office prior to issuance of any building or grading permits.
4. All development shall be in conformance with the site plan, landscape plan, floor plans, and building elevations date stamped: 9/28/07, except as amended by conditions herein.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.
13. Construct all incomplete half-street improvements, including transition paving, on Vista Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for all of the driveways accessing this site from Vista Drive and Arville Street. Pan driveways are acceptable on Arville Street.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

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17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection and the location for sewer stubs prior to the submittal of any construction drawings. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This requested Site Development Plan Review is for a proposed 77,881 square foot, two-story, 35-foot tall private school on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard. The P-R (Professional Office and Parking) zoned property located at 1253 Arville Street has been included with this review as the applicant has proposed removing an existing building and redesigning the parking lot. This is to accommodate the extra parking requirements through a shared parking agreement for the proposed school building adjacent to Vista Drive.

As this proposal meets all Title 19 requirements for building design and landscaping and the Public or Private School, Primary use meets the conditional requirements for the R-E (Residence Estates) Zoning District, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/24/91	The Board of Zoning Adjustment approved a Special Use Permit (U-256-91) to allow a proposed synagogue with a child care use at 1254 Vista Drive.
8/17/94	The City Council approved a request for Rezoning (Z-57-94) from: R-E (Residence Estates) zone to P-R (Professional Office & Parking) [CC amended the original request for C-1 (Limited Commercial) to P-R (Professional Office & Parking).
7/25/95	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0085-95) with a plot plan and elevation review for a proposed 7,700 square-foot, two-story off-site church and related private school.
3/26/98	The Planning Commission struck a request for a Site Development Plan Review [Z-57-94(1)] on property located at 1261 [1253] Arville Street for a proposed 11,959 square-foot synagogue from the agenda. This item was replaced with a Variance (V-0013-98) at the Planning Commission's discretion.
4/14/98	The Board of Zoning Adjustment approved a request for a Variance (V-0013-98) on property located at 1261 Arville Street to allow a 10-foot rear yard setback where 15 feet is required and an 11,959 square-foot building where a 10,000 square-foot building is allowed. NOTE: This application replaced Z-57-94(1).
6/14/07	The applicant requested that Site Development Plan Review (SDR-18342) and Variance (VAR-22086) be placed in Abeyance until the 6/28/07 Planning Commission in order to meet with the neighbors regarding the project design.
6/28/07	The Planning Commission accepted the applicant's request for an abeyance to the 7/28/07 Planning Commission.

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7/26/07	The Planning Commission accepted the applicant's request for an Abeyance to the 8/09/07 Planning Commission.
8/09/07	The Planning Commission tabled this item to give the applicant time to meet with surrounding neighbors and redesign the project in order to eliminate the associated Variance (VAR-22086) and Landscape Waiver requests.
<i>Related Building Permits/Business Licenses</i>	
There are no business licenses or building permits related with this application. The business licenses affiliated with the 1253 Arville Street are not active and have ceased future operation.	
<i>Pre-Application Meeting</i>	
11/14/06	A pre-application conference was held with the applicant, his representatives, and staff to discuss the application procedures for constructing a private primary school in a residentially-zoned area.
5/18/07	A second pre-application conference was held with the applicant, his representatives, and staff to revisit the original application to discuss to options of rezoning the affected properties to C-V (Civic) zoning and the issues regarding the Residential Adjacency Setback requirements along the south property line.
<i>Neighborhood Meeting</i>	
Although no neighborhood meeting was required, the applicant has mentioned that multiple neighborhood meetings were held with residents in the immediate area.	
<i>Field Check</i>	
4/24/07	<p>A Field Check was completed with the following observations:</p> <ul style="list-style-type: none"> • Daycare advertised at 1254 Vista Drive (no childcare license for this location). • No discernable change in grade. • Rural single family neighborhood with no sidewalks. • Single-family homes located on each property along Vista Drive and two office buildings on property located at 1253 Arville Street.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.01 acres

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, School & Single Family Residential	SC (Service Commercial) & R (Rural)	P-R (Professional Office & Parking) & R-E (Residence Estates)
North	Church	R (Rural)	R-E (Residence Estates)
South	Single Family Residential	R (Rural)	R-E (Residence Estates)
East	Single Family Residential	R (Rural)	R-E (Residence Estates)
West	Office	SC (Service Commercial)	P-R (Professional Office & Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 & 200 Feet)	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	131,287 SF	Y
Min. Lot Width	100 feet	440 feet	Y*
Min. Setbacks			
• Front	50 feet	67 feet	Y*
• Side	10 feet	23 feet	Y*
• Rear	35 feet	52 feet	Y*
Min. Distance Between Buildings	6 feet	12 feet	Y
Max. Building Height	35 feet/ 2-stories	34 feet/ 2-stories	Y
Trash Enclosure	Screened & Enclosed	Screened & Enclosed	Y
Mech. Equipment	Screened from view	Not Shown	N**

**Compliance will only be met upon the recordation of a reversionary map covering the three parcels adjacent to Vista Drive prior to obtaining building permits.*

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***Condition #9 requires that all mechanical equipment must be screened from public view in order to receive final approval.*

Pursuant to Title 19.08.060 the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Adjacent development matching setback	10 feet	23 feet	Y
Trash Enclosure	50 feet	290 feet	Y

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	16 Trees	16 trees	Y
Buffer: Min. Trees	1 Trees/ 20 Linear Feet	74 Trees	109	Y
TOTAL		90 Trees	135	Y
Min. Zone Width	8 Feet		8 feet	Y
Wall Height	6 Feet		6 feet (existing)	Y

**A Waiver to the Title 19.12 Landscape Buffer Requirements has been requested.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Private School, Primary	22 Classrooms	3 spaces/ Classroom	64	2	41	2	N*
1253 Arville St			25**	1	55	1	Y
Subtotal			88	3	96	3	
TOTAL			91		99		Y

**With the recordation of a shared parking agreement between the property located at 1253 Arville Street (APN 162-06-510-017) and the three properties located along Vista Drive (APNs 162-06-510-007, 008, & 009), the applicant will have demonstrated adequate parking for this proposal. Therefore, a Variance to the Title 19.10 Parking Standards is not required.*

***Per the approved Variance (V-13-98) that allowed a 4,206 square foot expansion to a non-conforming 7,700 square foot synagogue-related school, the total required parking for 1253 Arville Street is 25 spaces.*

ANALYSIS

- **Land Use/Zoning**

The three parcels covering the site of the proposed school building are all located within the “R” (Rural Density Residential) General Plan designation with a Zoning District category of R-E (Residences Estates). The western parcel located along Arville Street provides excess parking through a shared parking agreement and is located in the P-R (Professional Office and Parking) Zoning District within the SC (Service Commercial) General Plan Land Use designation.

The three parcels where the proposed school is to be located are all in the R-E (Residence Estates) Zoning District. This use is consistent with the R (Rural Density Residential) General Plan designation and the proposed Private Primary School is a permitted conditional use.

- **Conditional Use Requirements for Primary Public or Private Schools:**

The subject property is located within R-E (Residence Estates) Zoning district. This district allows primarily single family residences, and do not include more intense any multi-family or commercial characteristics. However, per Title 19.04, a Public or Private Primary School (an institution that provides Kindergarten through 8th grade education and is supported by a public, religious, or private organization) is allowed if adequate pick-up and drop-off areas are provided on-site.

The provided site plans show an adequate drop-off area that could feasibly accommodate 40-plus cars at one time. The drop-off area is safely located off of Vista Drive behind a heavily landscaped berm, but remains easily accessible at the front of the property.

- **Site Plan & Parking**

The site plan shows a two-story, 35-foot tall building with an approximate 71,881 square foot gross floor area. The building is centered over the three adjacent parcels located along Vista and has a 44,658 square foot footprint. Vehicular site access is from Vista Street, a public right of way categorized as a 60-foot wide Local street.

A single drive-through drop-off aisle located between the eastern edge of the property and the school’s main entrance provides parking for 18 cars along the east property line and an additional 17 parallel parking spaces a the entrance. The applicant has made good effort in maintaining adequate site access with a 24-foot aisle consistently provided through the proposed drop-off.

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In addition to the 43 spaces provided on site, there are 56 parking spaces provided at the 1253 Arville Street location that will be accessible through a shared-parking agreement. The 1253 Arville Street location was approved for 25 parking spaces for an 11,000 square-foot synagogue with childcare in 1998 under Variance (V-13-98). The applicant is required to provide a combined total of 91 parking spaces for the private school located adjacent to Vista Drive and the building at 1253 Arville Street.

- **Landscape Plan**

The applicant has provided an abundant amount of landscaping along the south and north property lines with 24" box-sized trees planted eight-feet on center. The east and west property lines are provided 24" box-sized trees planted at 15-foot intervals.

All plant species listed on the landscape schedule are compatible with the local desert environment. A total of 135 24-inch box trees of eight separate species are planted along the perimeter and dispersed throughout the site. In addition to the tree coverage, 88 five-gallon shrubs of seven different species are located throughout the site.

More intense tree planting occurs at the north and south ends of the property to provide some screening from the building. The applicant has selected Aleppo Pines, which upon maturity will provide adequate screening.

- **Elevations**

The school façade is generally a smooth-finished tilt-up concrete panel system painted bright earth tones complimented by a main entrance finished with a smooth natural stone veneer. The main entrance is distinguished with a prominent structure clad in "Jerusalem Stone" and located at the middle of the building. The overall elevations come in two tones of desert tan and olive green. The window mullions and door frames are anodized aluminum that completes the overall "desert-modern" building ensemble.

Although the peak building height is 38 feet, the calculated building height, per the Title 19.20 definition of "Building Height", is 34 feet. This number is derived from taking the median distance between the 30-foot height at the bottom of the eaves and the 38-foot height at the top of the gable of the main hallway/entrance. The eight foot difference between the eaves and the peak height averages out to four feet, which is then added to the 30-foot eave height for a total height of 34 feet.

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- **Floor Plan**

The provided floor plans show a north-south axial layout with two floors of classrooms flanking a central hallway that runs the length of the building. Vertical circulation is provided by two sets of stairs located at the north and south ends of the building. Additional circulation is provided by an elevator flanked by an additional two flights of stairs, all centrally located behind the main lobby and reception area.

The first floor provides the administrative offices and support with a gymnasium and cafeteria located towards the back of the building. Thirteen classrooms and a multipurpose room are located around the central hallway. The second floor primarily provides the remaining classrooms and media/computer lab support.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the scale and massing of the existing single family residential neighborhood along Vista Drive. Staff finds that the applicant has presented a design that seeks to mitigate its stature and massing through gradual change in building height that reaches its apex at the center of the property, furthest from both neighboring properties to the north and south.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan and as a Conditional use in the R-E (Residences Estates) Zoning District, as outlined in Title 19.04. However, due to the scope of this project, a more suitable approach would be a General Plan Amendment to the PF (Public Facilities) General Land Use category accompanied by a Rezoning to the C-V (Civic) zoning district. This would allow the applicant more flexibility in design standards such as parking, building height, and setbacks to pursue this proposal. However, as the use is conditionally permissible in the R-E (Residence Estates) zoning district, the applicant has chosen to proceed without the General Plan Amendment and Rezoning.

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- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is from Vista Drive, classified as a 60-foot wide Local Street, will have a notable impact in the mornings and afternoons, during the periods of dropping-off and picking-up the children.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building materials and landscape materials are appropriate for the immediate area and for the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposal is in compliance with the Title 19 Standards for building height, residential adjacency setbacks, and landscape buffer requirements; therefore, staff supports this request. The applicant has made multiple revisions to this project in seeking a building design that is compatible with the surrounding residential character of the neighborhood.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The site will be subject to inspections and licensing and will not endanger the public health or the general welfare. Appropriate measures have been provided in the design of the drop-off areas and campus layout that will ensure that the students' and neighbors' general health, safety, and welfare are sustained.

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SENATE DISTRICT 11

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